Louis Taylor

Nº2 Etruria Office Village • Forge Lane
Festival Park • Stoke-on-Trent • Staffordshire ST1 5RQ
Telephone 01782 260222 • Fax 01782 287874
www.louis-taylor.co.uk • email: all@louis-taylor.co.uk

Date : 17th November 2008

Our Ref : GH/CLK

Your Ref :

E mail : g.hulse@louis-taylor.co.uk

Mr D A Barlow
The Old Barn
School Lane
Astbury
Nr Congleton
Cheshire
CW12 4RG

10/00461/ OUT 24 MAY 20

Dear David

RE: THE OLD DYE WORKS , MILL STREET, LEEK, STAFFORDSHIRE ST13 8EU

I wish to thank you for your kind instructions to offer your above premises for either sale or to let subject to contract.

I can confirm that I will carry out an inspection of the premises today and revert to you with my suggested asking price and rent shortly thereafter.

Under the terms of the Estate Agents Act 1979, I am required to write to you setting out our Terms and Conditions of Engagement, details of which are attached. I would be pleased if you would sign the extra copy where indicated and return to this office within 14 days, in the prepaid envelope provided or via fax or email. The original copy is for your own retention.

As agreed, I have arranged for an Agents Board to be erected, I will take photographs and will prepare particulars which will be circularised to all the suitable applicants on our extensive database within the next few days.

I confirm that no costs or disbursements will be incurred until such time as my Terms of Engagement referred to above, are returned authorising me to proceed, thereafter an agreed programme of advertising will commence. This will be required in order to demonstrate that the property has been effectively marketed.

IMPORTANT CHANGES EFFECTING THE LETTING AND SALE OF COMMERCIAL PROPERTY

It is our duty to bring to your notice that from the 1st October 2008 the majority of commercial properties will require an Energy Performance Certificate (EPC) when sold, let or built. After this date a property cannot be placed on the market without an EPC having been commissioned in advance.

Failure to provide an EPC for a prospective tenant or buyer is against the law and can render the owner liable to a penalty charge of up to £5000; this will be monitored by the Trading Standards Office.

By way of explanation this European Legislation has been designed and introduced to assess the energy performance of buildings. This legislation has been introduced in order to try and reduce Carbon Dioxide emissions of which we all hear so much about in the news.

Louis Taylor

As your agent Louis Taylor will be delighted to obtain quotations on your behalf for the production of the EPC. Ultimately this will be an agreement between yourself and your chosen provider.

We are compelled to obtain proof of client's identify for all new instructions as evidenced by driving licence, utility bill, passport, or similar and I should be grateful if you would call into the office or send to us by post a cop of either one of these.

I can confirm that I will be happy to conduct viewings on your behalf, we therefore require keys for the premises.

I can assure you that every effort will be made to bring this matter to a successful conclusion and I will keep you informed of the progress of my negotiations.

In the meantime if you have any queries please do not hesitate to contact me.

Yours sincerely
LOUIS TAYLOR LLP

GRAHAM HULSE BSc (Hons) MRICS
Partner

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Mr D A Barlow
The Old Barn
School Lane
Astbury
Nr Congleton
Cheshire
CW12 4RG

Date : 2nd February 2010

Our Ref : GH/MG

Your Ref :

E mail : g.hulse@louis-taylor.co.uk

10/00461/OUT 24 MAY 2010

Dear Mr Barlow,

RE: THE OLD DYE WORKS, MILL STREET, LEEK, STAFFORDSHIRE, ST13 8EU

I refer to the marketing of the above premises.

I understand that following the continuing deterioration of the premises and the lack of any prospective purchasers or tenants for the premises in its current state; you are now considering alternative options for the site.

I can confirm that we were instructed to market both the Freehold and Leasehold interest in the premises, on the 18th November 2008 (my Terms & Conditions of Engagement being received on 27th November 2008).

Unfortunately, due to both the condition of the property and prevailing market conditions from that time until now, which have probably been some of the worst in history, there has been virtually no interest in the property whatsoever.

I can confirm that we were instructed to either: Offer For Sale the premises on the basis of its existing use, which I believe to be a B2 general industrial use; or alternatively, you have indicated that you would be prepared to grant a new lease to a tenant who wishes to utilise the premises for uses which would fall within this category. It is indeed regretful that we have received absolutely no interest whatsoever. However, this is not surprising, as purchasers have struggled to obtain finance for premises, which are in good order, let alone those requiring extensive refurbishment such as your own. Similarly, it is unlikely that a tenant would be willing to take on a property even, dare I say it, at a nil rent that requires such extensive work.

In all the circumstances and given the premises has been on the open market for approximately sixteen months without any interest whatsoever I can only conclude that you now consider redevelopment of the site. Furthermore, I believe that total demolition of the premises is the only option as even refurbishment of the existing building would be non-viable due to the extent of work required to the main fabric of the building.

Indeed, I understand that since we were originally instructed it has now been agreed with the Valuation Office Agency that the entry in the Rating List is deleted due to its derelict condition.

I would of course be pleased to discuss possible alternative uses for the site, which would obviously include residential, despite the fact that even redevelopment of the site for residential purposes may prove difficult should any onerous conditions be imposed due to the prevailing market conditions.

I trust my comments are sufficient for your purposes. In the meantime if you require any further information please do not hesitate to contact me.

Kind regards.

Yours sincerely,
LOUIS TAYLOR LLP

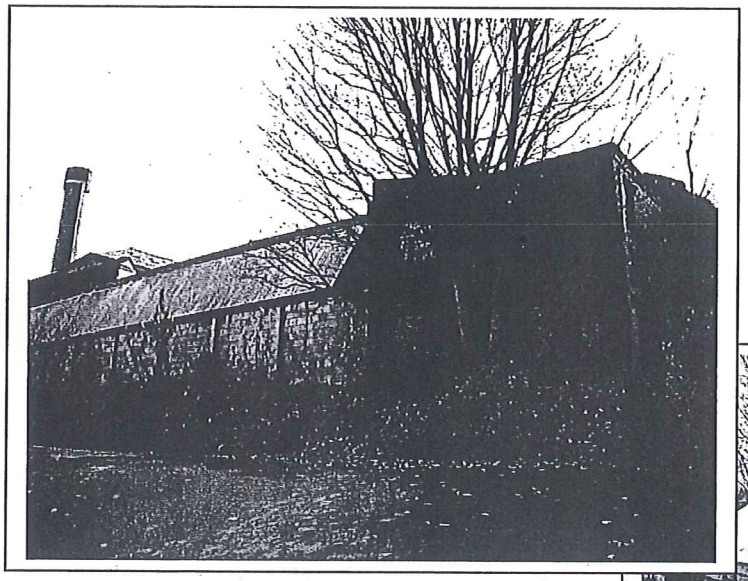
GRAHAM HULSE, BSc, Hons MRICS
Partner

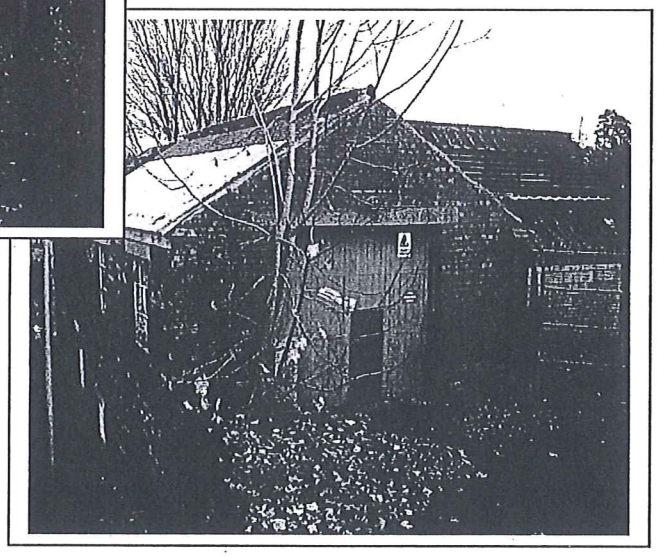
Louis Taylor

10/00461/ 24 MAY 2010

FOR SALE or TO LET

The Old Dye Works
Mill Street
Leek
ST13 8EU





Substantial Industrial Premises
Ideal for "messy" uses
GIA 6,475 sq.ft. / 601.52 sq.m.
Secure enclosed yard
Offers Invited from Purchasers or Tenants

COMMERCIAL AGENCY • LEASE RENEWALS • RATING •
RESIDENTIAL AND COMMERCIAL VALUATIONS • SURVEYS • MANAGEMENT

Louis Taylor is the trading name of Louis Taylor LLP which is registered in England and Wales under number OC312463 as a limited liability partnership.

RICS Regulated by RICS

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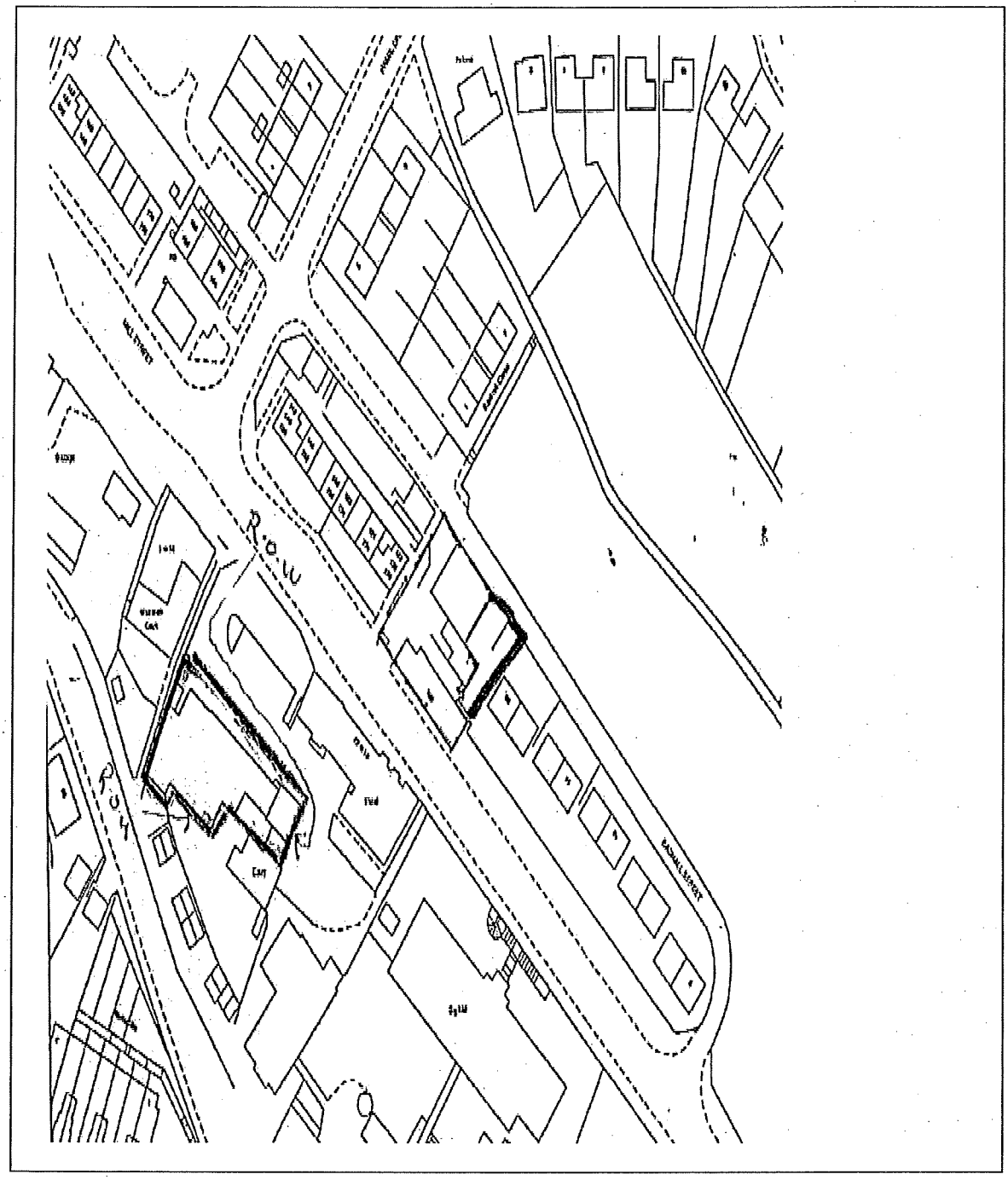
Louis Taylor



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SGS ISO 9001:2008
UKAS QUALITY MANAGEMENT 005

10/00461/ OUT 24 MAY 2010 - S M

DESCRIPTION

The premises comprises a former dye works built circa 1928. Although the building is in a poor state of repair generally, it offers extensive accommodation which may suit owner occupiers or tenants requiring poorer quality space for "messy" uses.

Offers are invited for either the freehold or leasehold interest from prospective interested parties.

LOCATION

The premises is located off Mill Street, which is one of the main arterial roads leading in and out of Leek Town Centre.

We are advised by the vendor that the premises benefits from a right of way over the car park the former Jester public House site.

ACCOMMODATION

LOWER GROUND FLOOR:
A range of workshops
and stores

Total : 3,826 sq. ft / 355.44 sq.ms

GROUND FLOOR:
A range of stores

Total: 2,649 sq.ft / 246.2 sq.ms

NIA Total: 6,475 sq. ft / 601.53 sq.ms

OUTSIDE:

Secure enclosed yard

SERVICES

Mains, electricity and water were previously available to the site. However, we strongly advise that interested parties make their own enquiries with the competent authorities to ensure that services are still available (subject to any reconnection required).

ASSESSMENT

The previous rateable value was £3,100, however we have been verbally advised by the business rates department of the Staffordshire Moorlands District Council that the entry has now been deleted due to the derelict condition of the property.

TENURE

Freehold

PRICE

Offers are invited

Alternatively :

RENT

Offers are invited upon terms to be negotiated.

COSTS

In the event of a sale/purchase each party will bear their own costs.

Alternatively the ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred.

VAT

Vat will not be payable in the event of either a purchase or lease of the premises.

VIEWING

By arrangement with Louis Taylor Commercial 01782 260222

Graham Hulse BSc (Hons) MRICS
g.hulse@louis-taylor.co.uk

GH/MG/2010-02-03/147742

Louis Taylor for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Louis Taylor has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Date : 2nd February 2010

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10/00461/OUT 24 MAY 2010 - SM

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RE: THE OLD DYE WORKS, MILL STREET, LEEK, STAFFORDSHIRE, ST13 8EU

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Kind regards.

Yours sincerely,
LOUIS TAYLOR LLP

GRAHAM HULSE, BSc, Hons MRICS
Partner